041.0	0004	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	904,600	/	904,600
USE VALUE:	904,600	/	904,600
ASSESSED:	904,600	/	904,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
28		EXETER ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KAVANAGH APRIL K
Owner 2:	
Owner 3:	
Street 1:	28 EXETER ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	KAVANAGH FRANCIS A III -
Owner 2:	-
Street 1:	28 EXETER ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1923, having primarily Vinyl Exterior and 2208 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4500.000	458,600	2,000	444,000	904,600
Total Card	0.103	458,600	2,000	444,000	904,600
Total Parcel	0.103	458,600	2,000	444,000	904,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 409.69 /Parcel: 409.69

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	28151
GIS Ref	
GIS Ref	
Insp Date	11/09/18

!3436!

PREVIOUS ASSESSMENT

Parcel ID: 041.0-0004-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	458,600	2000	4,500.	444,000	904,600		Year end	12/23/2021
2021	104	FV	438,000	2000	4,500.	444,000	884,000		Year End Roll	12/10/2020
2020	104	FV	438,200	2000	4,500.	444,000	884,200	884,200	Year End Roll	12/18/2019
2019	104	FV	341,600	0	4,500.	471,800	813,400	813,400	Year End Roll	1/3/2019
2018	104	FV	341,600	0	4,500.	344,100	685,700	685,700	Year End Roll	12/20/2017
2017	104	FV	320,700	0	4,500.	299,700	620,400	620,400	Year End Roll	1/3/2017
2016	104	FV	320,700	0	4,500.	255,300	576,000	576,000	Year End	1/4/2016
2015	104	FV	286,200	0	4,500.	249,800	536,000	536,000	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	23:04:42

LAST REV

Date	Time
11/23/21	11:34:55
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 3436

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KAVANAGH FRANCI	79053-596	1	11/2/2021	Family	700,000	No	No		
KAVANAGH FRANCI	66358-400		11/10/2015	Convenience	1	No	No		
	15261-167		10/1/1983		95,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/6/2008	104	Manual	13,800	C		G9	GR FY09	re-build fr and re
9/24/2002	790	Re-Roof	6,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/9/2018	MEAS&NOTICE	HS	Hanne S
4/20/2018	Mail Update	EMK	Ellen K
1/9/2009	Meas/Inspect	336	PATRIOT
3/21/2000	Inspected	276	PATRIOT
2/25/2000	Measured	264	PATRIOT
11/1/1981		KM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	28151
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2 - 2 Story		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1923	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	2	Rating:	Average

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.12554348
Const Adj.:	0.98000199
Adj $ / SQ:	198.546
Other Features:	105500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	623131
Depreciation:	164507
Depreciated Total:	458625

COMMENTS

SCUTTLE OF=2 BMT SINKS.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	1
1	6	3	1
Totals			
2	11	5	

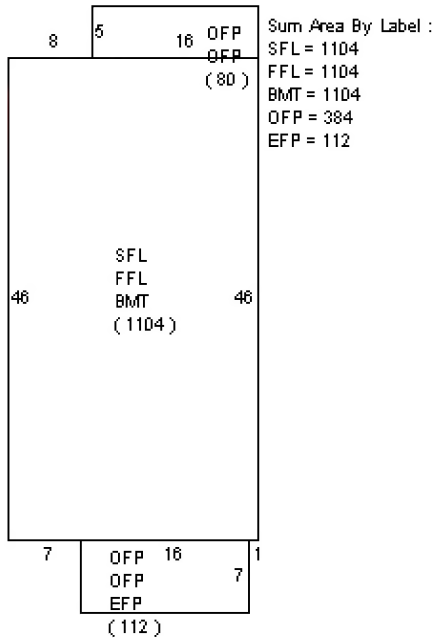
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	198.55
Special Features:	0	Val/Su Net:	120.43
Final Total:	458600	Val/Su SzAd	207.70

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,104	59.560	65,759
FFL	First Floor	1,104	198.550	219,195
SFL	Second Floor	1,104	198.550	219,195
OFP	Open Porch	384	20.380	7,826
EFP	Enclos Porch	112	50.500	5,656

Net Sketched Area:	3,808	Total:	517,631

Size Ad	2208	Gross Area	3808	FinArea	2208

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 041.0-0004-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
22	Wood Deck	D	Y	1	12x16	A	AV	2016	11.21	T	5	104			2,000			2,000

More:	N	Total Yard Items:	2,000	Total Special Featues:		Total:	2,000

IMAGE

AssessPro Patriot Properties, Inc